

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
August 2, 1967

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, August 2, 1967 in the City Hall Council Chambers.

ROLL CALL

Present: Councilmen Brown, Culbertson, Walton and Hunnell (Mayor pro tempore)

Absent: Mayor Kirsten

Also present: City Manager Graves, City Attorney Mullen and Director of Public Works Jones

MINUTES

On motion of Councilman Brown, Walton second, the minutes of July 17, 1967 were approved as written and mailed. On motion of Councilman Culbertson, Walton second, the minutes of July 19, 1967 were also approved as written and mailed.

PUBLIC HEARINGS

R. D. COX  
APPEAL

Notice thereof having been published in accordance with law, Vice-Mayor Hunnell called for hearing on the appeal of Robert D. Cox from the decision of the City Planning Commission in denying his request for a variance to reduce the driveway at 910 North Grant Avenue from 20 feet in length to 10 feet. Director of Public Works Jones explained that Mr. Cox had requested the variance in order to build a car port on the south front of his lot with space for a swimming pool in the rear. Mr. Jones showed a drawing of a suggested solution which would not require a variance, but would call for a five-foot overhang. This would also give Mr. Cox sufficient area for a pool in the rear. Mr. Robert D. Cox, 910 North Grant, spoke in behalf of his request, stating that there were various driveway lengths on the other side of the street, his proposal would improve the property, and he did not think that the cantilever roof would look right. There were no others in the audience who wished to speak concerning the appeal and the public portion of the hearing was closed. Stating that the 20-foot driveway length was established in order to eliminate the possibility of parking on the sidewalk, Councilman Culbertson moved that the appeal be denied. The motion was seconded by Vice-Mayor Hunnell. After discussion, vote on the motion was as follows:

Ayes: Councilmen Culbertson and Hunnell

Noes: Councilmen Brown and Walton

Absent: Mayor Kirsten

The appeal was denied on a tie vote.

RAY APPEAL RE  
OXFORD MANOR

Notice thereof having been published in accordance with law, the Vice-Mayor called for public hearing on the appeal of Maurice O. Ray, Jr., from the requirement of the Planning Commission that a stub street be included on the Tentative Map of Oxford Manor Subdivision. Director of Public Works Jones explained that this requirement would give access from the property to the north and would prevent the use of Oxford Way as a drag strip. Mr. Maurice O. Ray, Jr., 1201 Edgewood Drive, spoke in behalf of his appeal. Mr. Ray also

Minutes of August 2, 1967 continued

asked for clarification of City policy in regard to utilities for this subdivision. Mrs. Vandepas, 18 North Cambridge, spoke against the appeal. There were no others in the audience who wished to speak on this matter and the public portion of the hearing was closed. Councilman Culbertson moved that the appeal of Maurice O., Ray, Jr., be denied. The motion was seconded by Councilman Brown and carried by the following vote:

Ayes: Councilmen Brown, Culbertson and Hunnell

Abstain: Councilman Walton

Absent: Councilman Kirsten

In reference to Mr. Ray's questions concerning utilities, the City Manager read a letter from Clifford Gatzert, Mr. Ray's engineer, to the Planning Director, referring to the design for utilities in Oxford Manor Subdivision. Mr. Ray agreed that he should have Mr. Gatzert meet with him and the Public Works Director to clear up any confusion over the utilities for the subdivision.

SPECIFIC PLAN  
LOWER SACTO RD

ORD. NO. 847  
INTRODUCED

The Specific Plan for Lower Sacramento Road between Lodi Avenue and Turner Road having been continued from the meeting of July 19, 1967, was brought up for further hearing. The Director of Public Works presented a sketch showing the locations of the access points and stated that the land taken by the bulb design was 3434 square feet for each bulb, or less than 1/10 acre. Mr. Clint Hoellworth, 719 South Garfield, representing St. Peter's Lutheran Church, presented results of a survey he had made of frontage roads in the County and various cities. He felt the City should participate in costs of the frontage road. There were no others in the audience who wished to be heard on this matter and the public portion of the hearing was closed. After discussion of the Specific Plan, it was moved by Councilman Walton that the City Council introduce Ordinance No. 847 adopting the Specific Plan for Lower Sacramento Road as proposed. The motion was seconded by Councilman Culbertson and carried by the following vote:

Ayes: Councilmen Culbertson, Walton and Hunnell

Noes: Councilman Brown

Absent: Mayor Kirsten

CITY TO  
PARTICIPATE  
IN FRONTAGE  
ROAD BULB COSTS

The Council then discussed possible participation in frontage road costs. It was felt that because of the extra land being required on account of the bulb design at the access areas, there should be some participation by the City. Councilman Walton moved that starting at the point where the bulb starts to curve, the City participate to the extent of bearing the costs, as determined by the Public Works Director, of going out 12 feet around the curve to the center of the intersection with blacktop and curb and gutter in exchange for the excess property. The motion was seconded by Councilman Culbertson and carried. Public Works Director Jones said he would have a drawing made of the bulb area to show definite measurements and the extent of City participation for adoption by the Council.

RECESS

The Vice-Mayor declared a ten-minute recess and the Council reconvened at 11:10 p.m.

Minutes of August 2, 1967 continued

BLDG SETBACK  
LINE - LOWER  
SACTO ROAD  
N OF TURNER

ORD. NO. 848  
INTRODUCED

Notice thereof having been published in accordance with law, Vice-Mayor Hunnell called for public hearing on the recommendation of the Planning Commission to establish a setback line of 80 feet from the street center line on the east side of Lower Sacramento Road (formerly Main Street, Woodbridge) from Turner Road to the Southern Pacific tracks. This proposed line would provide for a future sixty-foot street with a building setback of fifty feet from the future property line. Mrs. Estella Cooper, Route 2, Box 147, Lodi, said such a setback line would interfere with her residential property which consists of one acre on Lower Sacramento Road immediately south of the Southern Pacific right of way. There were no others in the audience who wished to be heard in regard to the setback and the public portion of the hearing was closed. On motion of Councilman Walton, Brown second, the City Council introduced Ordinance No. 848 establishing a building setback line 80 feet from the street center line on the east side of Lower Sacramento Road from Turner Road to the south line of the property belonging to Mrs. Estella Cooper.

#### PLANNING COMMISSION

C-2 ZONE -  
W/S CHEROKEE  
BTW POPLAR &  
KETTLEMAN

The Planning Commission recommended approval of the request of the Lodi Union Academy to increase the depth of the C-2 General Commercial zone from 150 feet to 200 feet on the west side of Cherokee Lane between Poplar Street and Kettleman Lane. On motion of Councilman Walton, Brown second, the proposed rezoning was set for public hearing on August 16, 1967.

The request from Lodi Union Academy had also included rezoning a 200-foot strip along the north side of Kettleman Lane from Cherokee Lane to Central Avenue; however, this portion of the request was denied.

The Planning Commission took the following actions of interest to the Council:

1. Determined that a zoning hardship existed and approved the request of James Barnes for a variance to reduce the required side yard from 5 feet to 4 feet to permit the addition of a carport to an existing dwelling at 427 Forrest Avenue in an area zoned R-3.
2. Requested that Saint Peter's Lutheran Church revise their request for a use permit to establish a church and elementary school complex at the southeast corner of Lower Sacramento Road and Oxford Way in an area zoned R-1 Single-Family Residential. The church had not shown a frontage road along Lower Sacramento Road as adopted by the Planning Commission.
3. Determined a zoning hardship existed and approved the request of Russell Triolo for a variance to increase the permitted land coverage from 40% to 41.3% for a proposed new dwelling at 1180 Northwood Drive in an area zoned R-1, Single-Family Residential.
4. Approved the request of J. D. Long for a use permit to operate an auto body and fender repair shop at 211 East Pine Street in an area zoned C-2 General Commercial. The conditions of the use permit require all work be done inside the building and no work be conducted after 8:00 p.m. that would cause noise, dust or vibration in the surrounding area.

## Minutes of August 2, 1967 continued

5. COUNTY REFERRAL - Recommended denial of the request of Scott Brothers, Incorporated, for a use permit to erect a billboard on the east side of U.S. 50-99, approximately 500 feet south of Kettleman Lane in an area zoned I-Pa, Interim-Protected Agriculture.
6. COUNTY REFERRAL - Recommended approval of the request of R. M. Lipelt for a use permit to expand an existing mobilehome park located on the east side of Main Street approximately 500 feet north of Academy Street in the Town of Woodbridge in an area zoned R-4, Multiple-Family Residential.

## COMMUNICATIONS

## THANKS

A letter was read from Miss Ida L. Rinn thanking the Council for the certificate she had received in recognition of her services on the Library Board of Trustees.

MEMORIAL  
HOSPITAL  
REQUESTS  
CROSSWALK

A letter was read from Mrs. Mabel R. Richey, Chairman of the Grounds Committee of the Lodi Memorial Hospital, requesting installation of a crosswalk across Fairmont Avenue from the Fairmont Rehabilitation Hospital to Memorial Hospital. The request was referred to the staff for recommendation.

RUTH MARION  
APPEAL

Mrs. Ruth Marion, 1325 South Hutchins Street, appealed the decision of the City Planning Commission in denying her request for rezoning three lots on the southwest corner of Hutchins Street and Rimby Avenue from R-3 to C-2. On motion of Councilman Culbertson, Brown second, the appeal was set for public hearing on August 13, 1967.

TRACY RE  
REGIONAL  
PLANNING

A letter was read from Warren S. Benson, City Manager of the City of Tracy, stating that the City Council of Tracy intends to participate in regional planning programs only as provided by the agreement of the Cities and County of San Joaquin Advisory Planning Association.

## ABC LICENSE

Notice was received of the application for Alcoholic Beverage License, Person to Person Transfer of On Sale Beer, from Wilbur H. Atherton to Violet M. Copeland for The Vineyard, 725 South Cherokee Lane.

## REPORTS OF THE CITY MANAGER

## CLAIMS

Claims in the amount of \$933,013.20 were approved on motion of Councilman Brown, Walton second.

SP BASEMENT  
AGREEMENT

Mr. Graves presented an agreement for a power line crossing over the Southern Pacific Main Line Right of Way at Lockeford Street. On motion of Councilman Brown, Culbertson second, the City Council adopted Resolution No. 3072 authorizing execution of the agreement by the Mayor on behalf of the City.

## RES. NO. 3072

Resolution No. 3072 authorizing execution of the agreement by the Mayor on behalf of the City.

AGREEMENT RE  
CHEROKEE -  
KETTLEMAN  
TRAFFIC SIGNALS

The City Manager reported that the State Division of Highways has requested the City to participate with the State in a project for modernization of the traffic signals at Cherokee Lane and Kettleman Lane. The estimated cost to the City is \$7500. An Agreement for this project has been submitted by the State. On motion of Councilman Brown, Walton second, the City Council adopted Resolution No. 3073 authorizing execution of the agreement by the Mayor.

## RES. NO. 3073

## Minutes of August 2, 1967 continued

PUBLIC SAFETY  
BLDG EXTRAS

In order to expedite completion of the Public Safety Building it had been agreed to do some of the work on purchase orders outside of the contract and to date two purchase orders have been issued: One, to place a stainless steel splash guard behind the range in the Fire Department kitchen at a cost of \$129; and two, for modifications in the Wall walkways because of the fountain amounting to \$605.51. A letter has also been received from Mr. Varner recommending the application of epoxy coating to the floor in the apparatus room in the fire station. Mr. Varner has obtained several proposals and recommends that the work be done by Lee Potter at a cost of \$2300. On motion of Councilman Culbertson, Brown second, the City Council approved the expenditures for the splash guard, the walkways in the Wall, and for hiring the Lee Potter firm to place the epoxy coating in the Fire Station.

BUREAU OF  
RECLAMATION -  
PG&E INTERTIE  
CONTRACT

Mr. Graves reported on the discussions held in Washington D. C. concerning the Pacific-Northwest intertie contract between the Bureau of Reclamation and Pacific Gas and Electric. Something had been accomplished in that a letter by Secretary of Interior Udall had been incorporated into the agreement which recognized that the contract can be reopened with new developments. The Secretary has also been made aware of the problems of the Northern California cities which have their own distribution systems and has said he would work with them.

## ORDINANCES

ANNEX  
BORON ADDN  
  
ORD. NO. 845  
ADOPTED

ORDINANCE NO. 845, entitled "AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN UNINHABITED TERRITORY, DESIGNATED 'BORON ADDITION,' TO THE CITY OF LODI," having been introduced at the regular meeting of July 19, 1967, was brought up for passage on motion of Councilman Brown, Walton second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen Brown, Culbertson, Walton  
and Hunnell

Noes: Councilmen - None

Absent: Councilman Kirsten

1967-68 CAPITAL  
AND UTILITY  
OUTLAY BUDGET  
  
ORD. NO. 846  
ADOPTED

ORDINANCE NO. 846, entitled "ADOPTING A UTILITY AND CAPITAL OUTLAY BUDGET FOR THE CITY OF LODI FOR THE FISCAL YEAR BEGINNING JULY 1, 1967 AND ENDING JUNE 30, 1968," having been introduced at the regular meeting of July 19, 1967, was brought up for passage on motion of Councilman Culbertson, Walton second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen Brown, Culbertson, Walton  
and Hunnell

Noes: Councilmen - None

Absent: Councilman Kirsten

Minutes of August 2, 1967 continued

HUMAN  
RELATIONS

Councilman Culbertson said he had received material from Mayor Ed Wade of Long Beach regarding the formation and activities of the Long Beach Human Relations Committee. He felt the matter was worth looking into. City Manager Graves said he would have the material reproduced for distribution to other members of the Council. Vice-Mayor Hunnell remarked that the Police Department is doing a good job and should be commended publicly.

ADJOURNMENT

There being no further business, at 11:45 p.m. the City Council adjourned to August 9, 1967 at 8 p.m. on motion of Councilman Brown.



Attest: BEATRICE GARIBALDI  
City Clerk